

wash-house, 12 feet by 11 feet 9 inches; No. 9, coal place; No. 10, the privy; No. 11, the ashpit; No. 12, the pump; No. 13 is a paved pathway from the wicket-gate to the front, and also to the back offices; Nos. 14 and 15 are small garden-plots; No. 16, the wicket-gate or door to the house; No. 17, the door in the division-wall from the house into the farm-yard; No. 18, the piggeries, one for store, and the other for fat pigs; No. 19 is the fodder binn to the first three-stall cowhouse; No. 20, is a three-stall cowhouse; No. 21, the calf-house, or occasionally a loose-box; No. 22, a two-stall stable; Nos. 23 and 24 are the corresponding fodder binn and three-stall cowhouse to Nos. 19 and 20 on the other side the stable; No. 25 is a similar fodder binn to the two-stall cow-house, No. 26; No. 27 is the cart-shed, which also contains the smaller tools and implements of husbandry; No. 28 is the fold yard; No. 29 is a part in the same, where the manure is placed, with a sunk part for the liquid portion of it; No. 30 is the entrance gates to the farmery; and No. 31 is a sort of occupation road leading out of the town to a village beyond.

On the chamber plan there are three bedrooms, the dimensions and positions of which are determined, and will be better understood from the ground-plan and elevations. Originally a bed-room, or rather a cheese-room, was to have been obtained by carrying up the dairy another story; this, however, was not done.

The loft for the hay and straw extends over the whole length of the stable and calf-house. There is also a loft over the cart-shed, which is now used as a poultry-house.

Fig. 2 is a perspective view of the farm-house, without (as I have subsequently explained) the farmery, which is to such a scale as to be perfectly intelligible without any further description; only I may just mention that its picturesque effect is greatly enhanced by the ornamental, chequered, or diamond glazing in all the front windows, which is done in small squares (diamond-wise), and larger irregular octagons.

Fig. 3 shows the fronts of the farm-buildings, taken in the same view with the other; indeed, it will be seen that one is a part cut off from the other, as is explained hereafter. Moreover, these two views are taken, presuming the division and boundary walls to have been removed.

A description in detail of all the requisite fittings and conveniences to such a building is needless, as so much has been treated upon, and with such great talent and practical experience, in many very excellent recent works. But I may just mention a few desirable conveniences and advantages requisite for such things, and possessed by this. It must ever be considered an acknowledged advantage, and a desirable acquisition, to have the window or windows of the living apartment to overlook the farmyard, and, indeed, the whole premises if possible; this, it will be seen by reference to the plan, is so contrived. A great consideration in a farm like this is the dairy, upon which its maintenance may be said almost totally to depend, and this is conveniently situated on the north side of the house, and sheltered, too, on all sides by trees and shrubs. The general objection to the front doors of such houses as this, rendering the apartments less private by opening into one of them, is here avoided by the small entrance hall. The privy is rendered private by the screen-wall. The pump is conveniently located, and made to supply the house on one side the wall, and by a spout through it to supply the farm-yard, also having a stone trough under it for the cattle to drink out of. The piggeries have the advantage of close proximity to the brew-house, dairy, &c., and yet not too near for any disagreeable effluvia to reach them. The farm labourers can feed the cows from the fodder-bins without having to enter the cow-houses at all. The calf-house is so contrived as to apply with equal advantage to either cow-house, and equally to the stable, as a loose-box, and in which a thorough ventilation is secured by means of a lattice window in each projection. The cow-houses are ventilated in the simple manner of leaving brick-end holes through the walls, in the form of diamonds, and when the cold becomes too severe, they are stopped up with hay. The drainage is shown by the dotted lines on the ground-plan, where it will be seen that all the

drains are taken into the common sewer, which runs out of the town up the occupation road (No. 31), and empties itself in the fields beyond. The drainage was therefore effected in this instance with facility; and the subject depends so much upon locality and circumstances, that I shall offer no further hints upon it here.

I have sent you the drawings in this form, that is, a ground-plan and perspective views, in preference to geometrical elevations, as it shews it in fewer drawings (though perhaps a little more trouble to me), and at the same time exhibits all the defects as well as the advantages of a design. Indeed, I consider I am doing you and your readers service by giving it so much in detail, for I think it of little use giving a building like this, actually executed, and as a model, unless with all the details of construction, &c., possible; it is thus rendered more interesting to all practical men; and this may, I trust, be some excuse for my trespassing on you to so great a length on so small a matter. The builder (I speak of the man) will be far more gratified with it in this form, than with a rigmorale on the theory and principles of designing such things, with a long disquisition on the habits and mode of life of the well-known domestic animals, though that may be, indeed is, all very excellent in its place. In short, in this form I think it is likely to prove practically and generally useful.

As I have trespassed so much on you, I will refrain from giving the specifications, but will content myself with just noticing the heads of the construction and material, then I think any country builder, almost, would be able to execute one according to it, or nearly so, modified and adapted, as circumstances or locality would in all probability require. The whole of these erections are of the best red brick, with stone dressings (this of course will depend entirely on locality). The jambs and arches to the doors (which are not of stone), and also the chimneys, are formed with splayed or coated bricks, made for the purpose. The whole is paved with dust bricks, and covered with tiles, and capped with folding ridge tiles, all bedded in haired mortar and pointed or touched inside. All the doors and windows to the main house have wrought stone-jambs and heads, cornices, copings, &c.; the rooms good freestone chimney-pieces and flag-stone hearths. All the doors to the outbuildings have tooled hook and catch stones; panelled doors to all the principal rooms, and strong ledged doors to the rest and to the outbuildings. A wood floor to the parlour and the bedrooms, and wood staircases with handrail, bannisters, and newel, &c. The whole of the

inside of the main house is plastered, with a cornice in the parlour; and the whole of the inside of the outbuildings is white-washed, two coats. The dairy has a lattice window in the north side, with five or six steps down into it, and has arched and paved stullages all round it. The brew-house has a proper grate, boiler, and sink stone. The pig-sties have an outer trough built up, in which the wash is put to feed them, and shutters down an inclined plane inside, into the troughs; this requires no straining in the person feeding them, to lift the bucket over the wall. The cow-houses have proper racks and square tank channels, with doors in two parts, the advantage of which is well known. The stable has sunk channel, good oak division and stall-posts, and a manger lined with slate, and also slate perpendicularly on the wall, up to the underside the rack; this has the advantage of always being clean, and the horses are not able to grind it as they do a wooden one; it is lighted and ventilated by a fan-light over the door, hung on pivots, and I consider this much better than a window, where it can be obtained; the rack is semicircular, of cast-iron, with a Jacob's ladder and trap-door to the lofts above. The gates to the yard are good wooden ones, with stone posts. All or most of the windows have casements. And all the apartments are simple, airy, and well lighted and furnished.

The design, externally, is remarkable for its very picturesque grouping, taken as a whole, which is perhaps best shewn by Fig. 4, the back façade fronting the rectory-house. Now, as this front would have been a serious eyesore, in presenting nothing but a dead, blank wall (only the distance of a large field) to the inmate of the rectory-house, the Rev. John Wickes Tomlinson, the rector, and a gentleman of taste in such matters, wished to have some relief shewn by means of blank doors and windows, as, had he planted it out (which, I believe, has since been done) their growth would have been so slow, as to have been a considerable time in shutting out the objectionable view.

I am sorry that the size of your periodical would not permit the insertion of the whole of the fronting, that is, of the house and farmery in connection, as the house would then have been reduced to such a scale as to appear to disadvantage; and I have such a decided antipathy to having my drawings to an unintelligibly small scale, that I would sooner leave them out altogether.

It will be observed that I have throughout described them as new buildings, because, as such, I considered them applicable to farms of this description and size generally. But, in

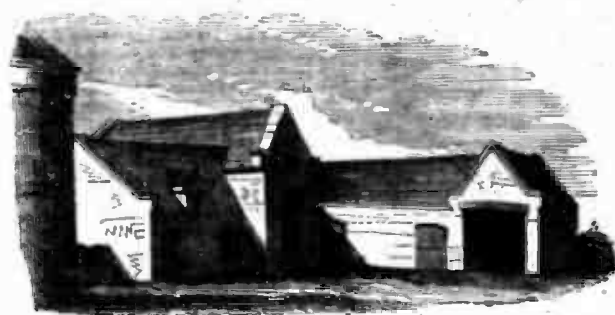


Fig. 3

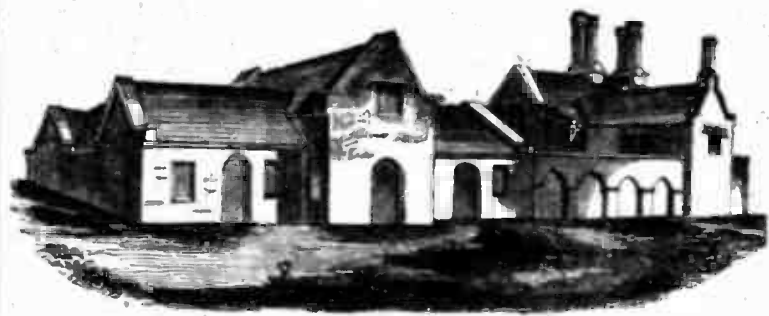


Fig. 4.